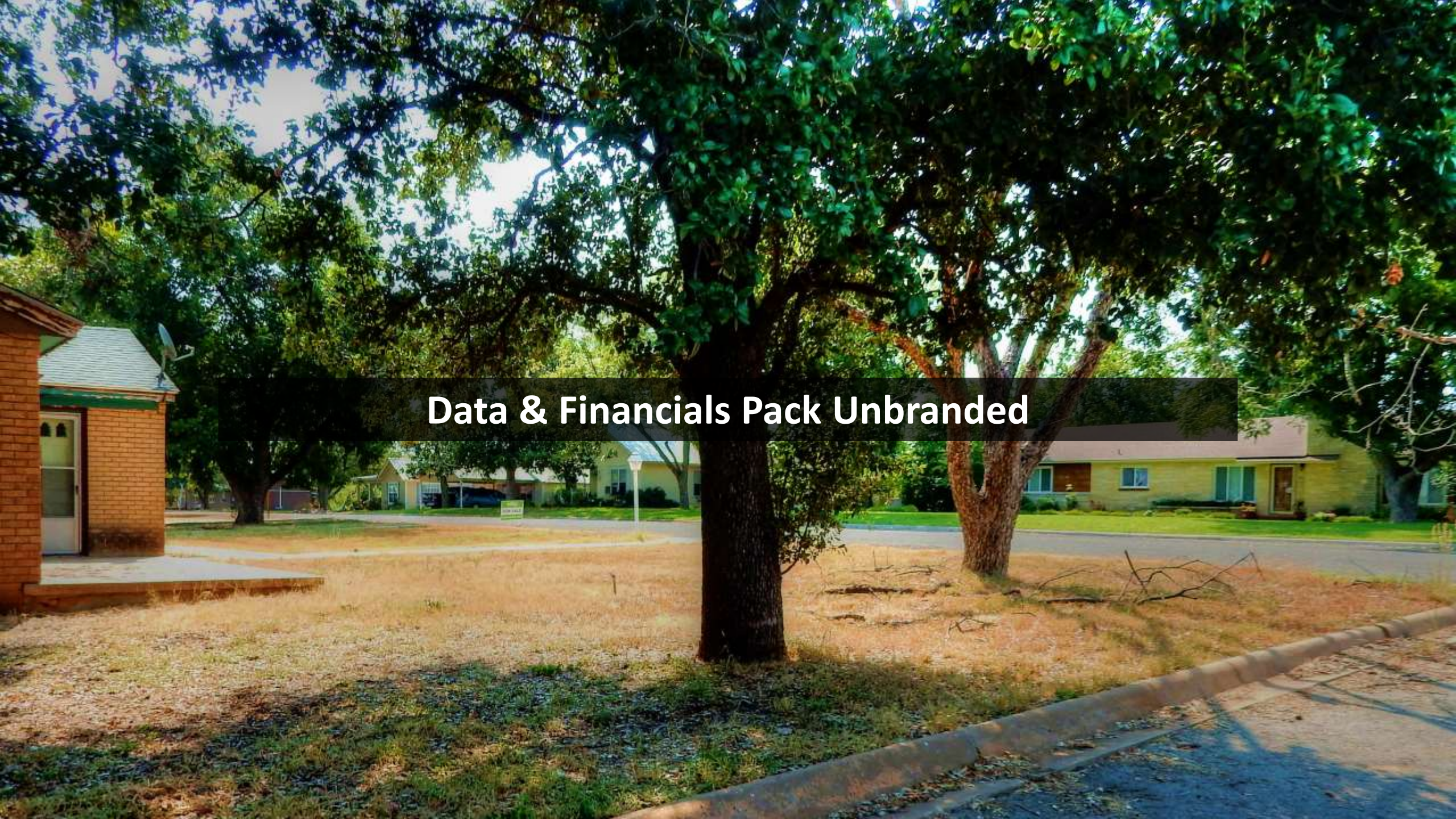


A wide-angle photograph of a suburban street. In the foreground, a large, leafy tree stands on the left, casting a shadow on the dry, yellowish grass. To the right, another large tree is visible. In the background, several houses are visible, including a brick house on the left and a yellow house on the right. A paved road runs through the middle of the scene. The sky is bright and blue.

Data & Financials Pack Unbranded

A photograph of a single-story brick house with a dark roof. The house has teal-colored shutters on the windows. A 'FOR SALE' sign is visible in the left window. A large tree is on the left, and a utility pole is on the right. The sky is clear blue.

Mason TX Real Estate REO Home For Sale | \$49,500
2,347 HVAC* | 3/1/2 | 0.32 Acres*
\$116,660 Tax Value* | \$169,850 Replacement Value*

***Data from Mason County Appraisal District**

Mason County Appraisal District Data

County Appraisal District Data	
Tax Category	Data
Address:	936 Doole ST
PIDN & Link:	690
Geo Number:	00691-50-11110
Legal:	McCall and Anderson L-11-12 B-11 A-0069 Birk, Peter
Exemptions:	None
HVAC SF:	2,347
Land:	0.32 Acres /
Land Market Value:	\$22,460
Improvement Value:	\$94,200
Property Market Value:	\$116,660
Improvement Replacement Value:	\$147,390
Property Replacement Value:	\$169,850

Mason County Appraisal District Improvements Data



County Appraisal District Improvements Information							
Building Sequence	Type	Class	Homesite Value	Percent Good	Square Feet	Replacement Value	Total Value
1	RES	4B	YES	65%	2,077	\$ 123,500	\$ 80,270
2	RES	2A	YES	65%	270	\$ 12,950	\$ 6,310
3	PCH	2A	YES	65%	102	\$ 640	\$ 420
4	SLAB	1	YES	65%	174	\$ 290	\$ 190
5	GAR	2A	YES	70%	572	\$ 8,400	\$ 5,880
6	STG	2A	YES	70%	96	\$ 1,610	\$ 1,130
Totals						\$ 147,390	\$ 94,200

Proforma Annual Financial Model

936 Doole ST, Mason, Mason County, TX 76856

Proforma Annual Financial Model

#	Category	Description	\$/#
1	Estimated Sale Price	SWPRE Estimate	\$ 65,000
2	Renovations Budget	SWPRE Estimate	\$ 40,000
3	Total Cost	1 + 2	\$ 105,000
4	Monthly Lease	SWPRE Estimate	\$ 1,250
5	Annual Rental Revenues	2 * 12 (months)	\$ 15,000
6	Taxes	2015 Actual	\$ (2,264)
7	Insurance	SWPRE Estimate	\$ (1,000)
8	Maintenance Reserve	\$100 Month Estimate	\$ (1,200)
9	Annual Operating Expenses	4 + 5 + 6 + 7	\$ (4,464)
10	Net Operating Income	3 + 8	\$ 10,537
11	Estimated Cap Rate	9 / 1	10.0%
11	Annual Debt Service	*	\$ (4,526)
12	Est. Net Cash Flow	10 + 11	\$ 6,010
13	Gross Rent Multiplier	2 / 1	52.00

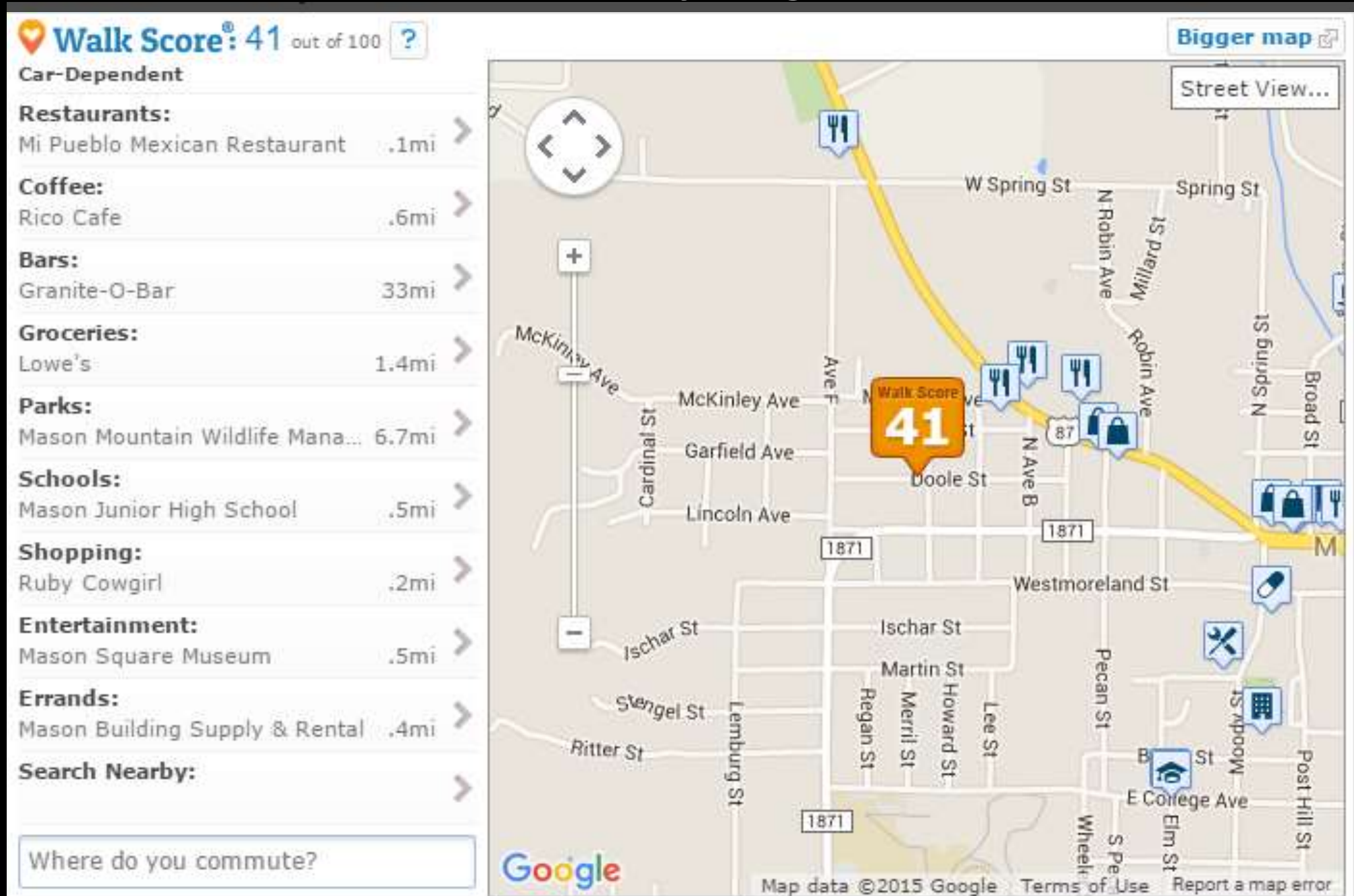
*5/1 ARM, 80% 1st loan. 3.5% APR interest, 30-year amortization. No PMI. National lender. P&I calculation from Bank Rate Monitor.

Real Estate Philanthropy Gift Range

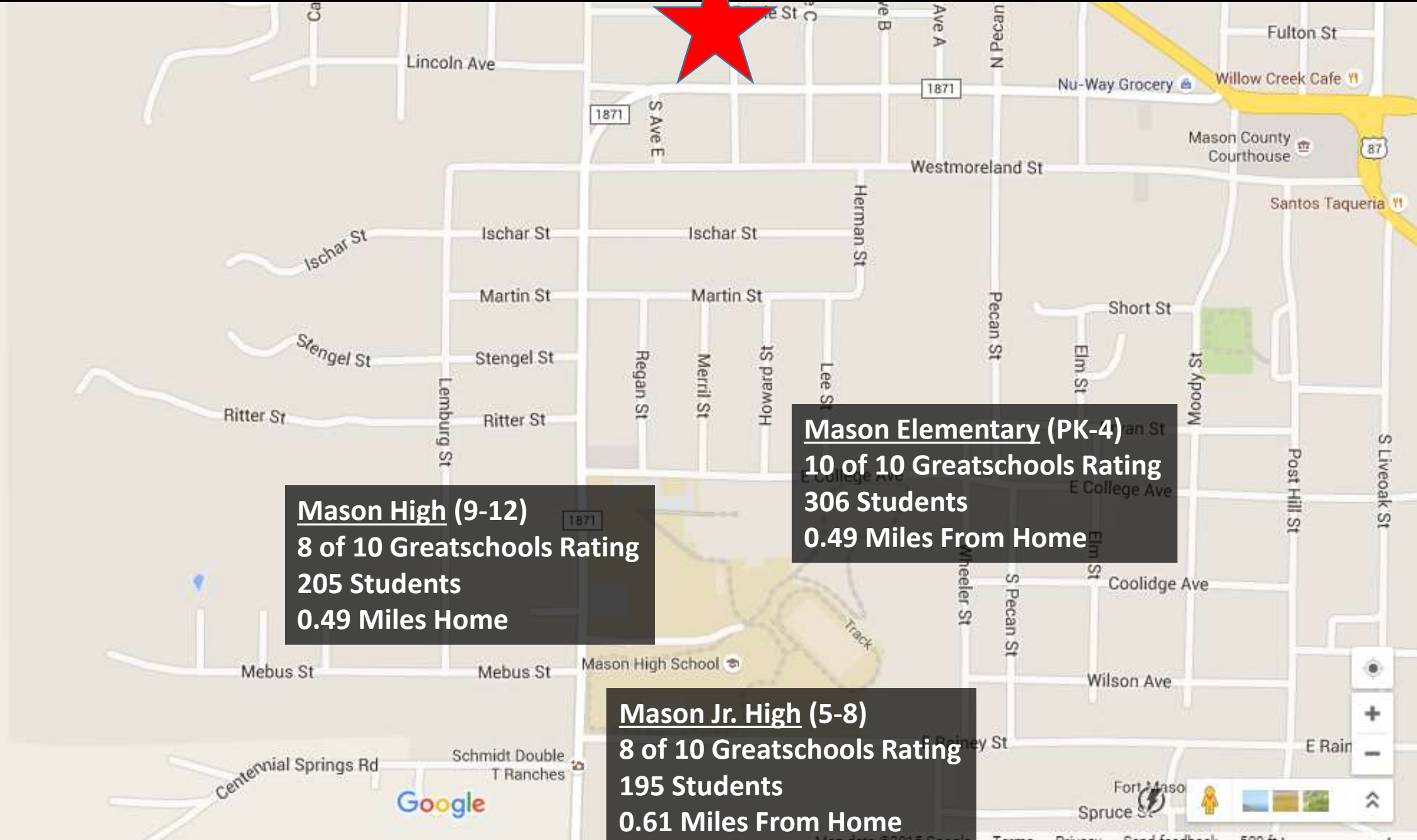
Hill Country Memorial Hospital Foundation
Preferred Nonprofit
Real Estate Philanthropy Gifts
Based on Different Scenarios



41 Walk Score – Walk to Almost Everything



Under 0.61 Mile to All 3 Highly Rated Public Schools

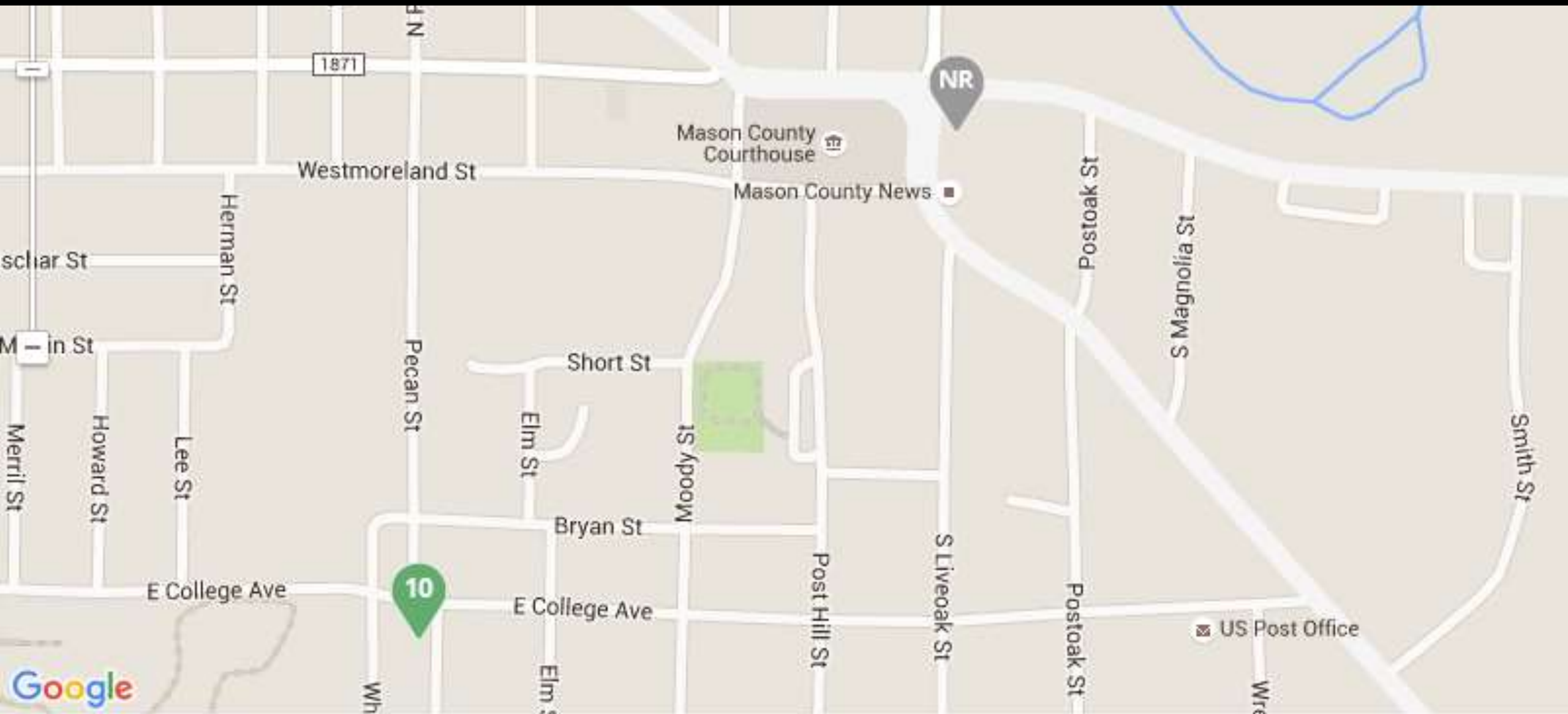


Mason High (9-12)
8 of 10 GreatSchools Rating
205 Students
0.49 Miles Home

Mason Elementary (PK-4)
10 of 10 GreatSchools Rating
306 Students
0.49 Miles From Home

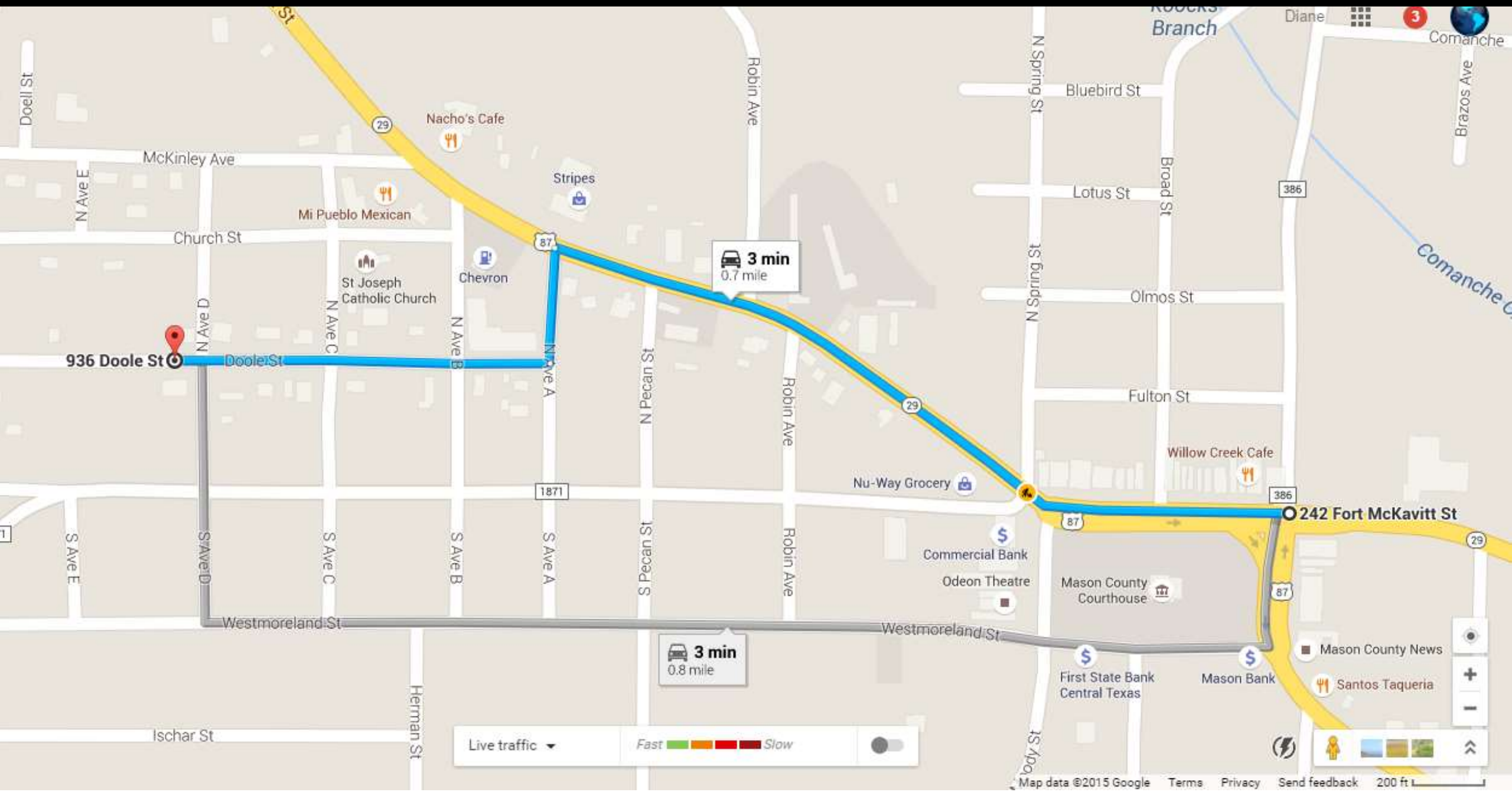
Mason Jr. High (5-8)
8 of 10 GreatSchools Rating
195 Students
0.61 Miles From Home

3 Preschools Within 5 Miles

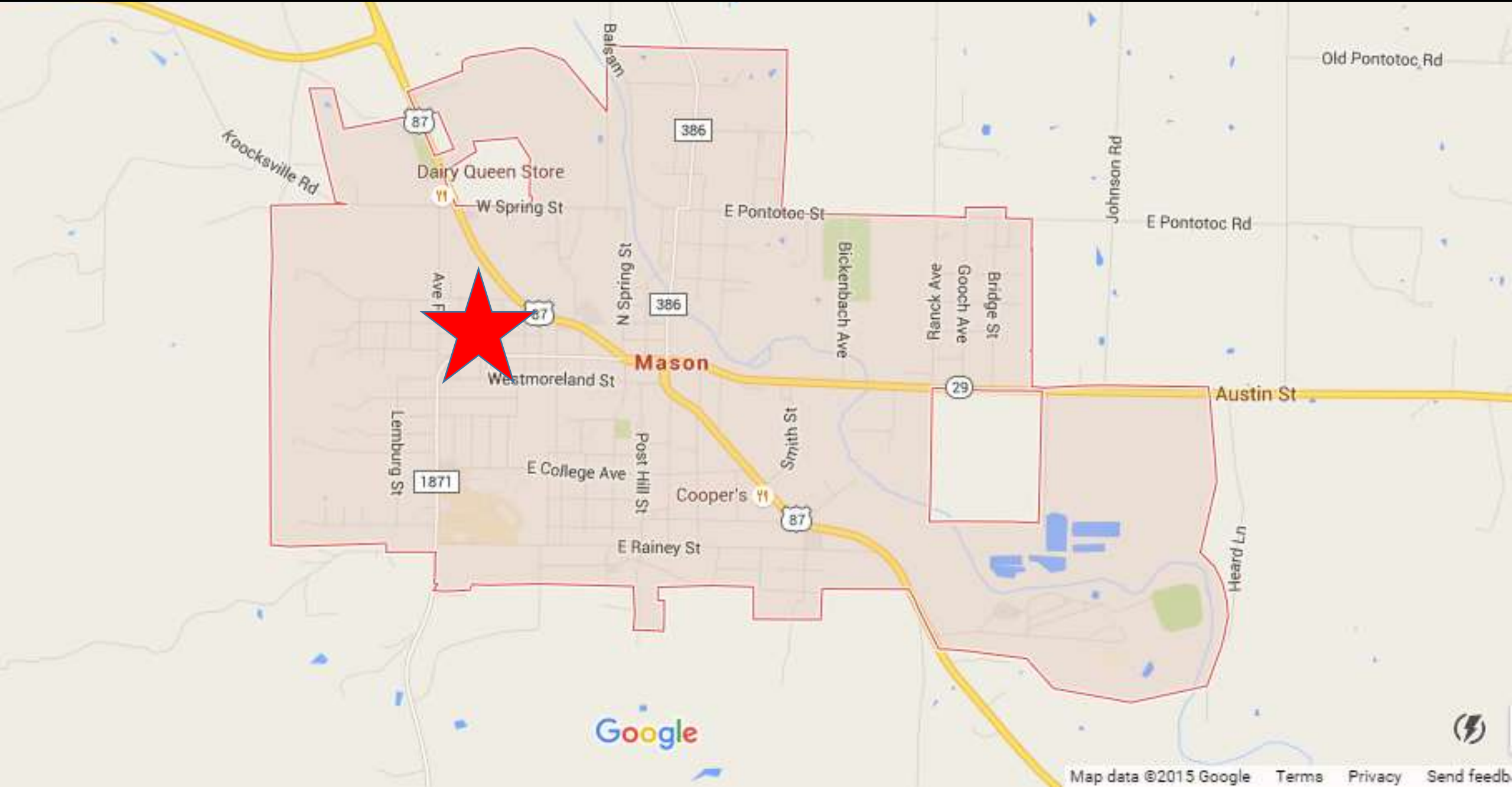


3 schools found within 5 miles of 936 Doole St, Mason, TX 76856

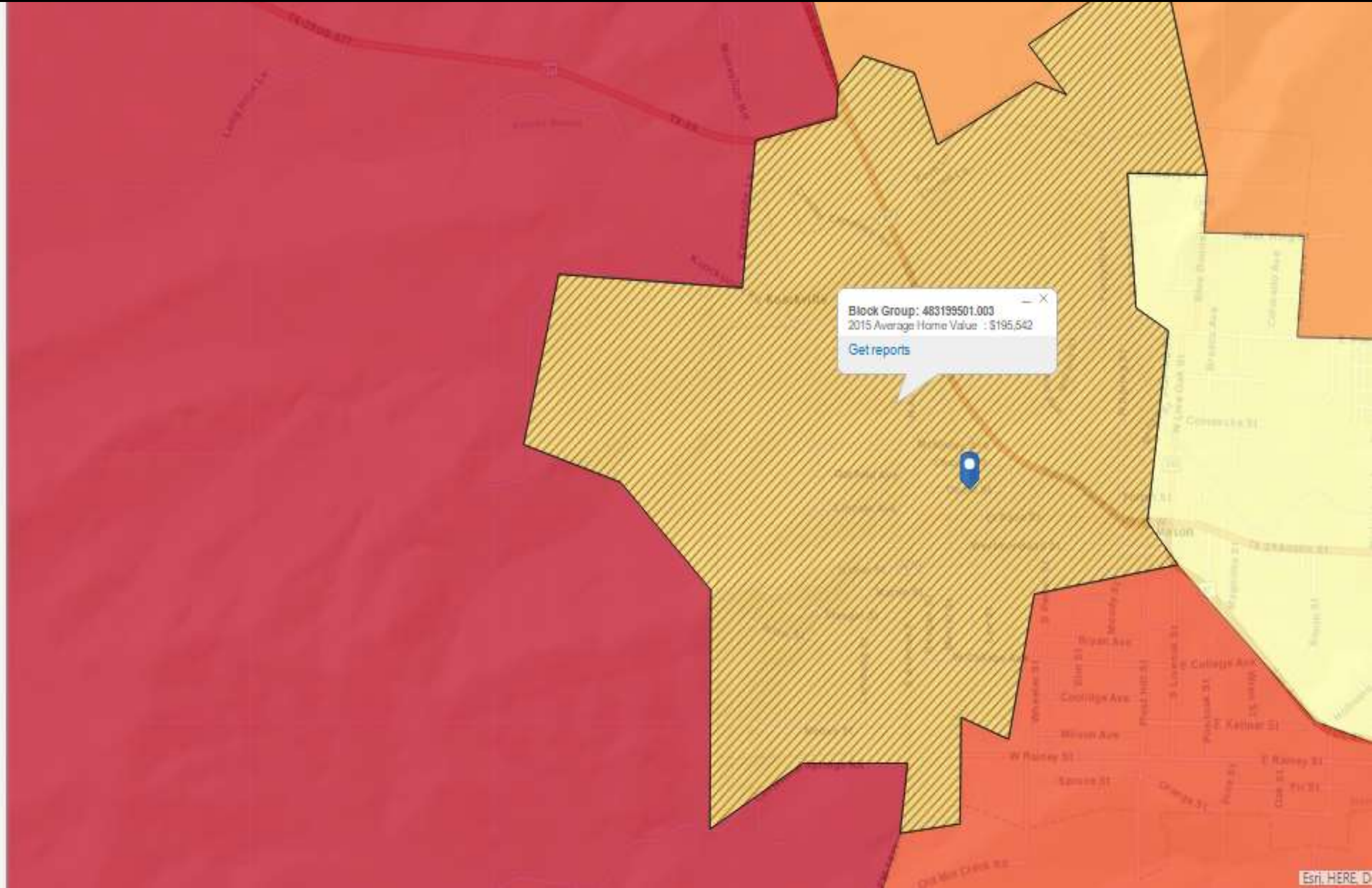
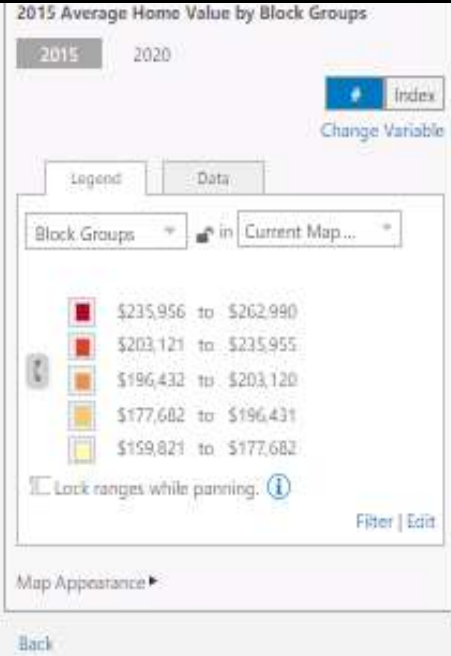
0.7 MI from City of Mason



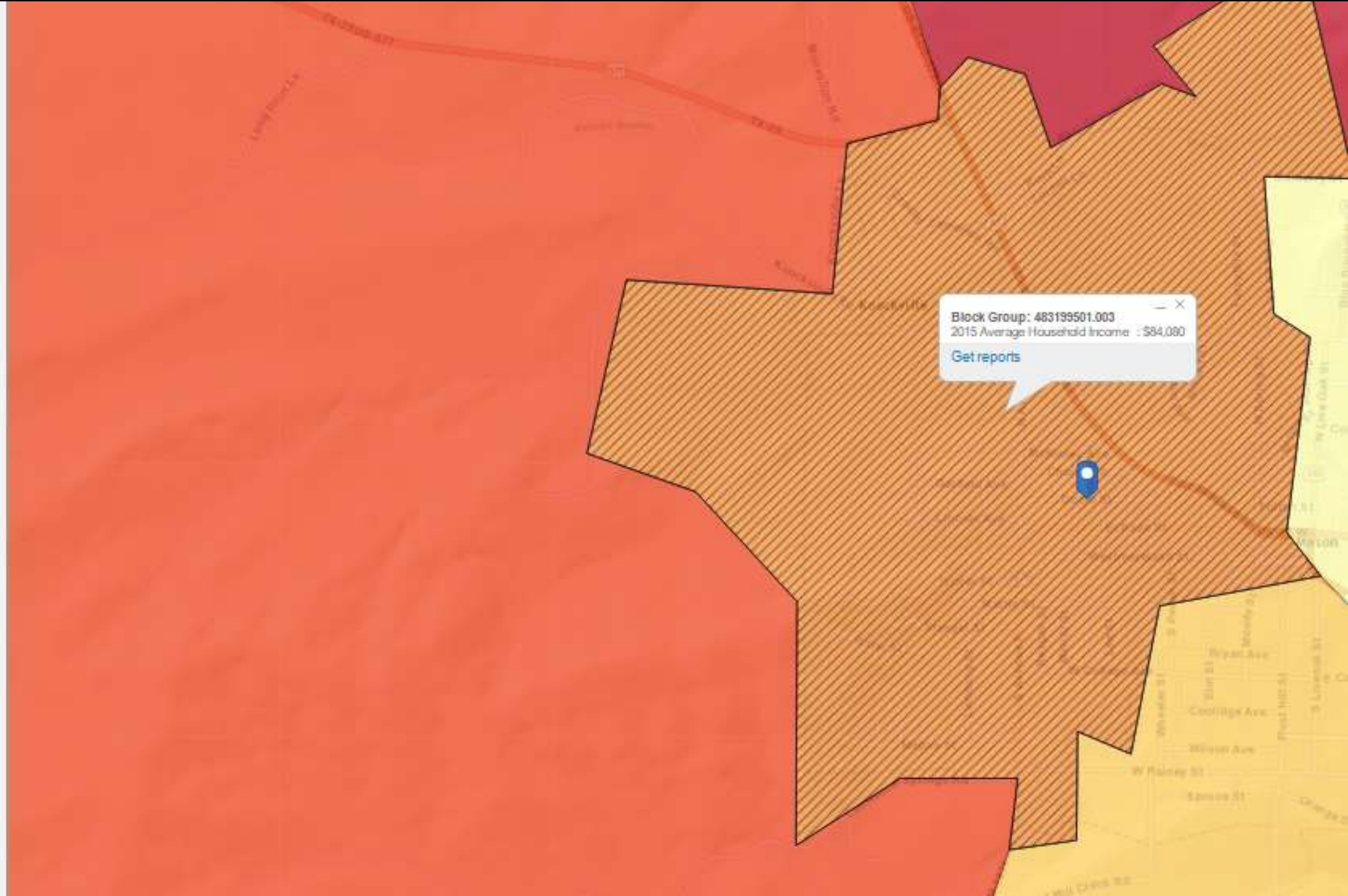
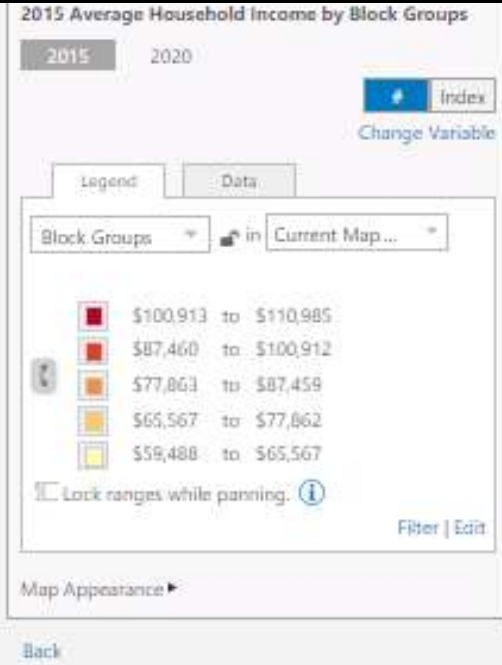
City of Mason Map



Census Block Group Demographics – \$195,542 Avg. Home Values



Census Block Group Demographics– \$84,089 Avg. Household Incomes



Census Block Group Demographics – \$767,012 Avg. Net Worth

2015 Average Net Worth by Block Groups

Index

Change Variable

Legend

Data

Block Groups



in Current Map...

\$1,358,455 to \$1,471,097
\$1,024,989 to \$1,358,454
\$785,589 to \$1,024,988
\$602,172 to \$785,588
\$437,331 to \$602,172

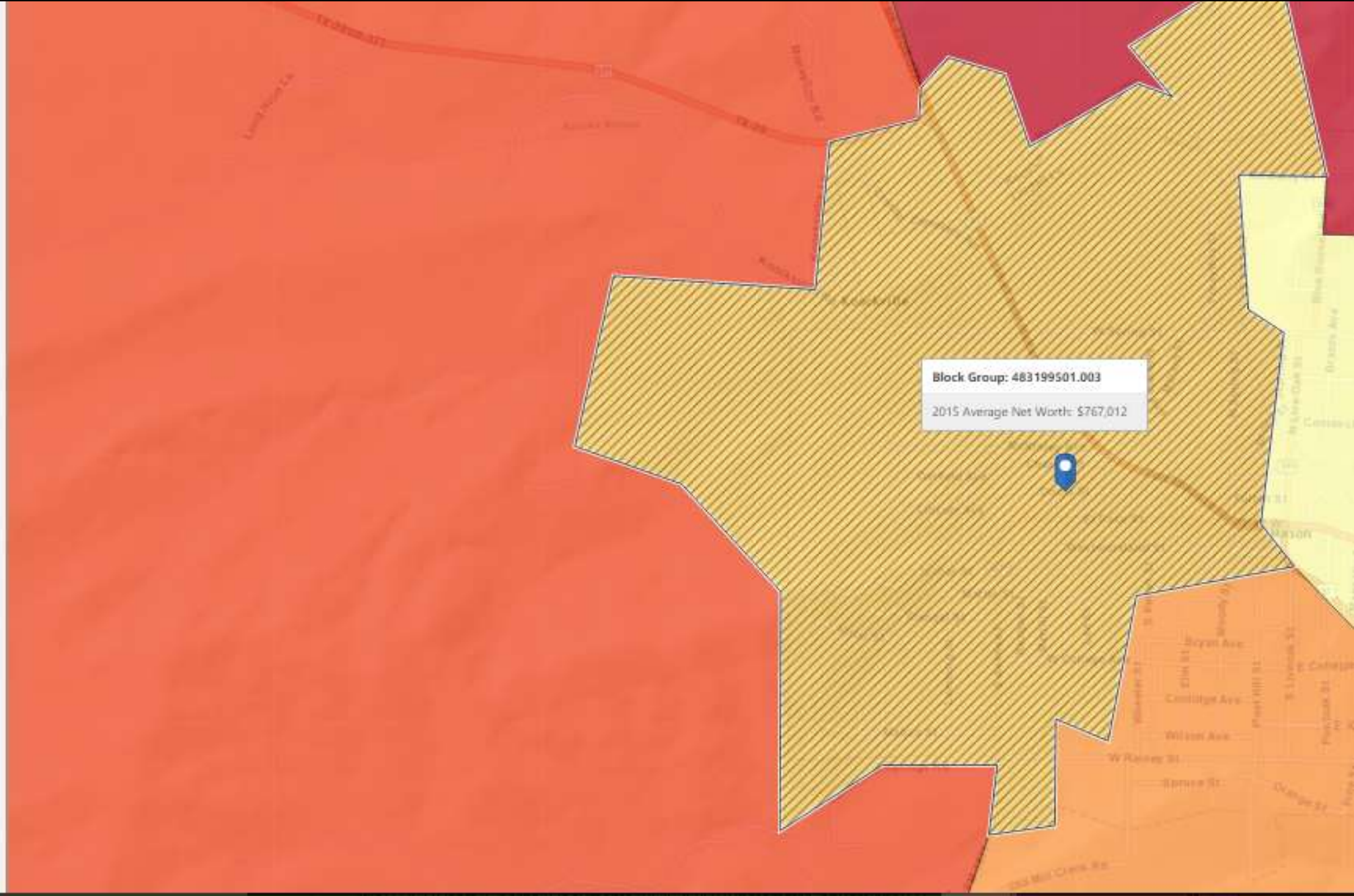
Lock ranges while panning.



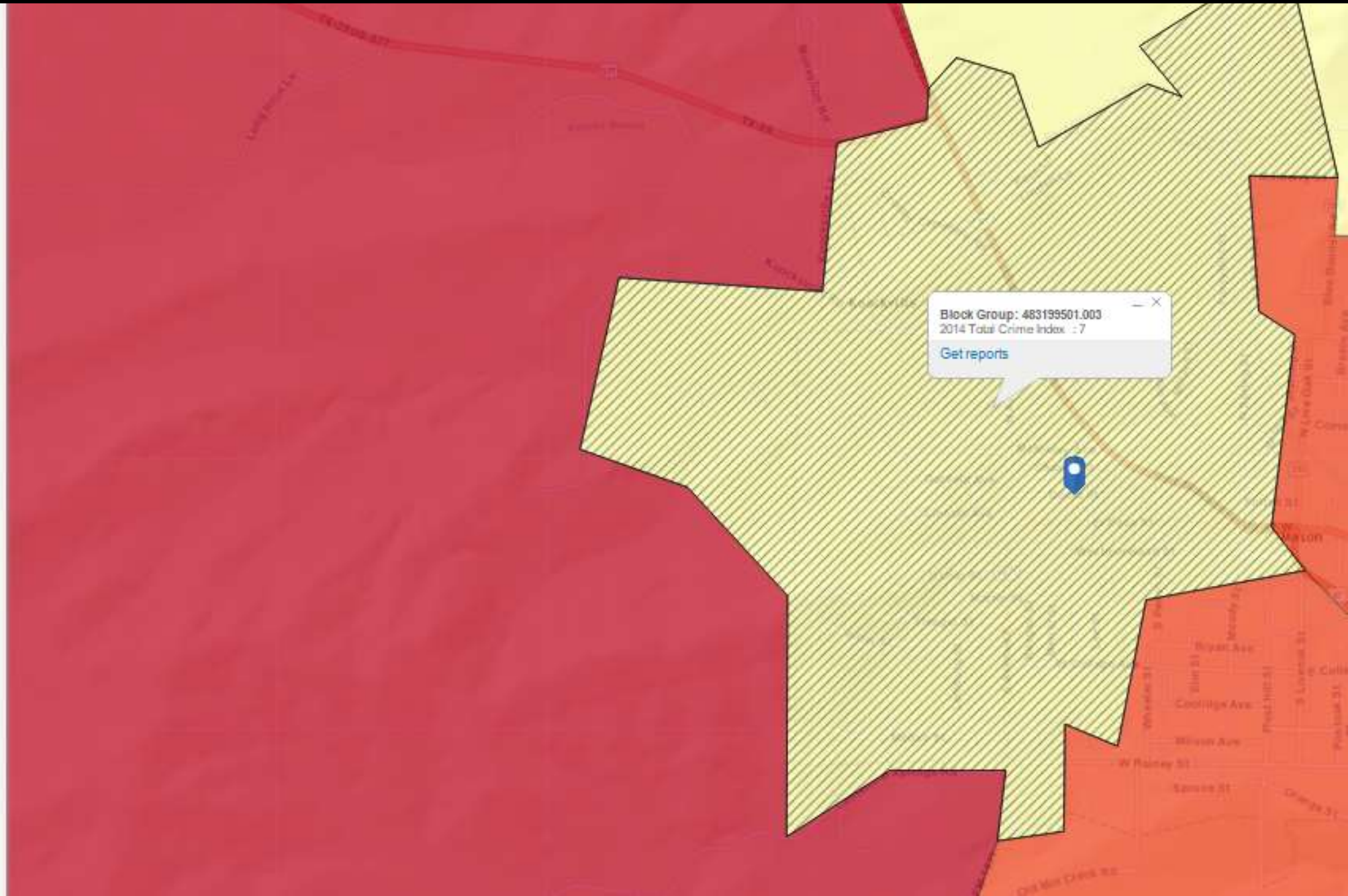
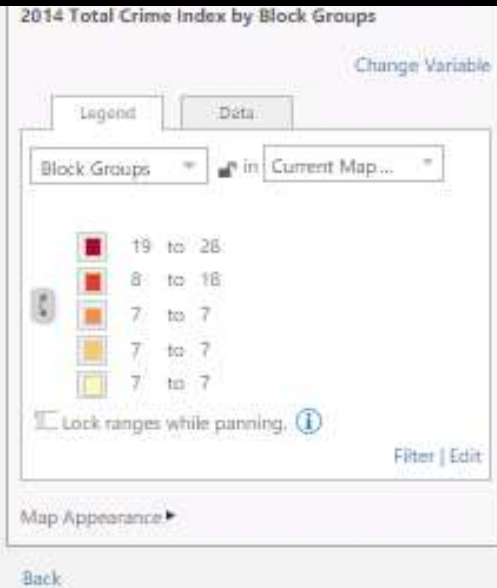
Filter | Edit

Map Appearance

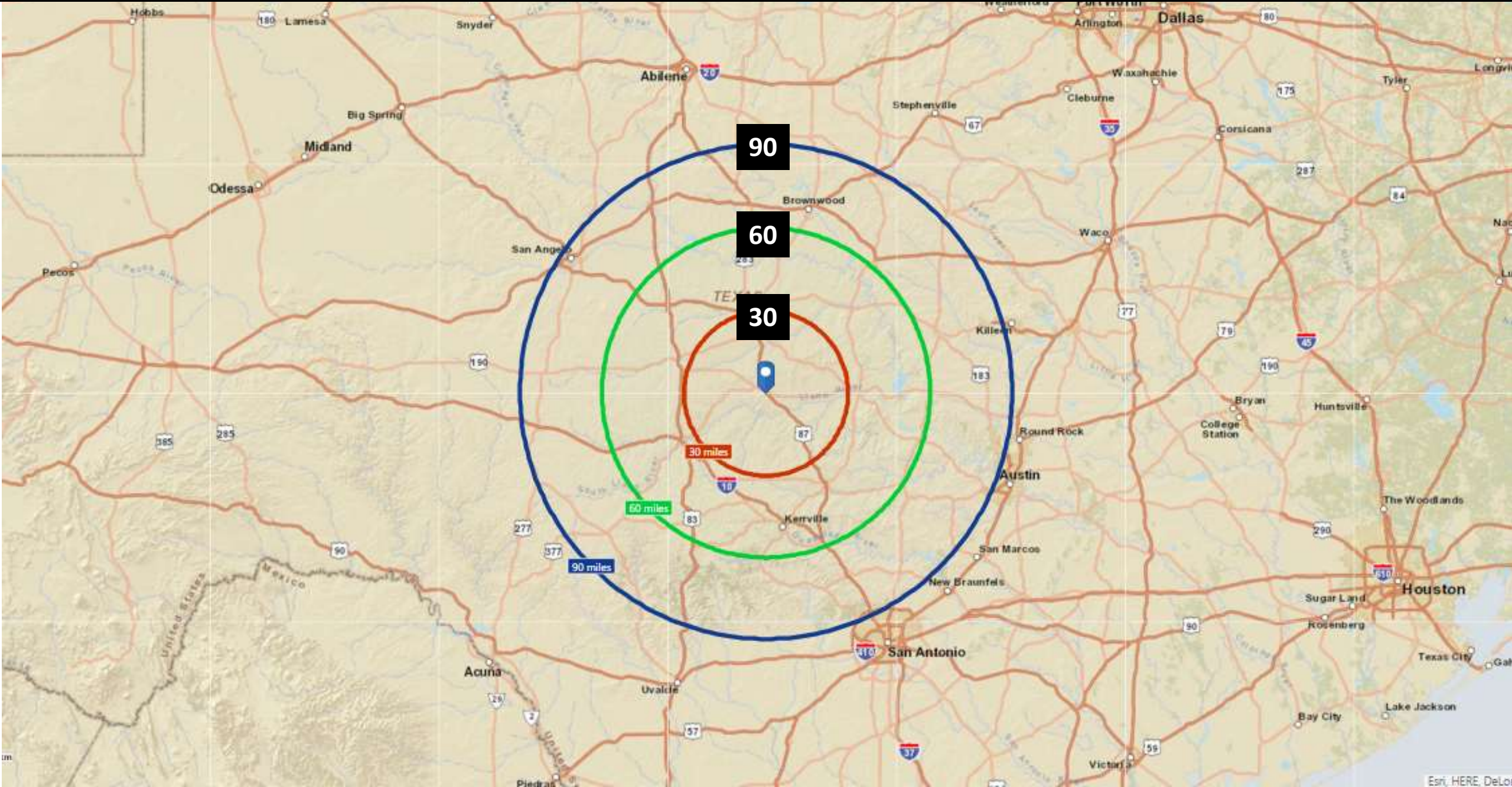
Back



Census Block Group Demographics – 7 Low Crime Index



30-60-90 Mile Radii Map



A photograph of a single-story brick house with a dark roof. The house has teal-colored shutters on the windows. A 'FOR SALE' sign is visible in the left window. A large tree is on the left side of the house, and a white mailbox is on the right. The house is set against a clear blue sky.

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